

# *BRIXTON STATION #3*

FIRST AMENDMENT TO DISCLOSURE STATEMENT DATED: March 2, 2016

ORIGINAL DISCLOSURE DATED: December 22, 2015

Developer:

**Algra Bros. Developments (Brixton) Ltd.**

and **Brixton Joint Venture**

Address for Service:

c/o 33832 South Fraser Way

Abbotsford, B.C.

V2S 2C5

Business Address:

5848 Sappers Way

Chilliwack, B.C.

V2R 0G7

Agent:

Algra Bros. Developments (Brixton) Ltd.

5848 Sappers Way

Chilliwack, B.C.

V2R 0G7

Phone: (604) 798-6169

Fax: (604) 769-4091

[team@algrabros.com](mailto:team@algrabros.com)

***This Disclosure Statement has been filed with the Superintendent of Real Estate, but neither the Superintendent, nor any other authority of the government of the Province of British Columbia, has determined the merits of any statement contained in the Disclosure Statement, or whether the Disclosure Statement contains a misrepresentation or otherwise fails to comply with the requirements of the Real Estate Development Marketing Act. It is the responsibility of the developer to disclose plainly all material facts, without misrepresentation.***

**This Disclosure Statement relates to a development property that is not yet completed. Please refer to section 7.2 for information on the purchase agreement. That information has been drawn to the attention of \_\_\_\_\_ and \_\_\_\_\_ who have confirmed that fact by initialling in the space provided here:**

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**This is a Phase Disclosure Statement filed pursuant to the *Real Estate Development Marketing Act*.**

The original Disclosure Statement dated December 22, 2015 is hereby amended as follows:

1. Paragraph 2.3 Phasing be hereby amended as follows:

- 2.3 Phasing:

This development is part of a phased strata plan and will consist of 33 strata lots in three (3) phases as follows:

Phase	General Type of Residence	Total Units
Phase 1 (Buildings 1 & 2)	2-storey townhouse buildings with basement	10 units
Phase 2 (Buildings 3 & 7)	2-storey townhouse buildings with basement	10 units
Phase 3 (Buildings 4, 5 & 6)	2-storey townhouse buildings with basement	13 units

As a result of the City of Chilliwack's approval process, the proposed Form P Phased Strata Plan Declaration has been approved by the approving officer and is attached hereto as Exhibit "C". The Developer intends to market all the Strata Lots in all three phases, but currently only **Phase One and Phase Two**. The Phased Strata Plan Declaration sets the dates for the Developer to elect to proceed with each phase; however the Developer is entitled not to proceed with subsequent phases. There are no common facilities included in the Development.

2. Paragraph 6.1 Development Approval be hereby amended as follows:

- 6.1 Development Approval

The City of Chilliwack council has considered and approved the residential development under the CD10 (Comprehensive Development – 10) Zone. Under Division 2 Part 2 of the *Real Estate Development Marketing Act*, a developer must not market a strata lot or a leasehold unit unless the a strata plan has been deposited in the land title office or the appropriate municipal or other government authority has issued a building permit in relation to the strata lot or leasehold unit. The Developer does not expect to receive building permits until January 31, 2016. The Developer is aware that he may offer the strata lots for sale under this disclosure statement for a period of no longer than nine months from the date of this disclosure statement unless an amendment is accepted by the Superintendent of Real Estate during that time setting out the issued building permits. A copy of the proposed Contract of Purchase and Sale including Policy Statement 5 (Early Marketing) terms and conditions is attached hereto as Exhibit "H". **The Developer was issued a building permit in relation to the construction of the Development from the City of Chilliwack for Phase One under Permit No. BP027504, BP027503 and BP027502. The Developer is aware that he may offer the strata lots for sale under this disclosure statement for a period of no longer than nine months from the date of this amendment unless an amendment is accepted by the Superintendent of Real Estate during that time setting out the issued building permit.**

3. Paragraph 6.2 Construction Financing be hereby amended as follows:

- 6.2 Construction Financing

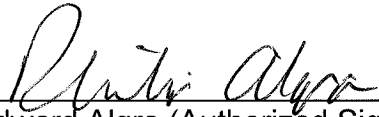
**The Developer has obtained a satisfactory financing commitment from an internal lender for the purpose of constructing the strata lots for Phase One.** Accordingly, this disclosure statement is filed under the provisions of Policy Statement 6. The Developer is aware that he may offer the strata lots for sale under

this disclosure statement for a period of no longer than nine months from the date of this disclosure statement unless an amendment is accepted by the Superintendent of Real Estate during that time setting out the particulars of a satisfactory financing commitment. A copy of the proposed Contract of Purchase and Sale including Policy Statement 6 (Adequate Arrangements – Utilities and Services) terms and conditions is attached hereto as Exhibit "H".


Section 22 of the *Real Estate Development Marketing Act* provides that every purchaser who is entitled to receive this Disclosure Statement is deemed to have relied on any false or misleading statement of a material fact contained in this Disclosure Statement, if any, and any omission to state a material fact. The developer, its directors and any person who has signed or authorized the filing of this Disclosure Statement are liable to compensate the purchaser for any misrepresentation, subject to any defences available under section 22 of the Act.

The foregoing statements disclose, without misrepresentation, all material facts relating to the Development referred to above, as required by the *Real Estate Development Marketing Act* of British Columbia, as of March 2, 2016.

**Algra Capital Corp.**  
Per:

  
\_\_\_\_\_  
Philip Edward Algra (Authorized Signatory)


Dated: March 2/16

  
\_\_\_\_\_  
Peter Terry Algra (Authorized Signatory)


Dated: March 2/16

  
\_\_\_\_\_  
David James Algra (Authorized Signatory)

Dated: March 2/16

  
\_\_\_\_\_  
Philip Edward Algra

Dated: March 2/16

  
\_\_\_\_\_  
Peter Terry Algra

Dated: March 2/16

  
\_\_\_\_\_  
David James Algra

Dated: March 2/16

**QKKD Properties Limited**

Per:

  
Moon J. Cho (Authorized Signatory)

Dated: March 21/16

  
Gordon E. Cho (Authorized Signatory)


Dated: March 21/16

  
Grant C. Cho (Authorized Signatory)

Dated: March 21/16

  
Moon J. Cho

Dated: March 21/16

  
Gordon E. Cho

Dated: March 21/16

  
Grant C. Cho

Dated: March 21/16

0987575 B.C. Ltd.

Per:

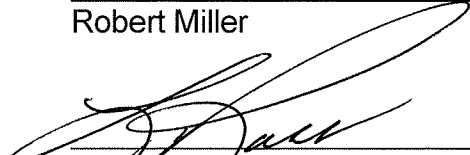
\_\_\_\_\_  
Robert Miller (Authorized Signatory)

  
\_\_\_\_\_  
Laurie Ross (Authorized Signatory)

Dated:

Dated: *March 2/16*

\_\_\_\_\_  
Robert Miller

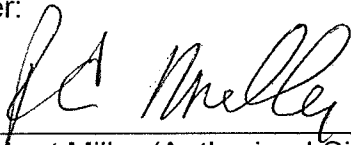
  
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Laurie Ross

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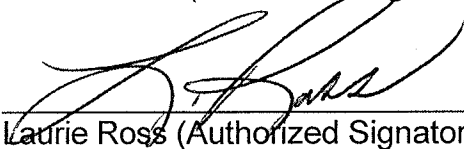
0987575 B.C. Ltd.

Per:



Robert Miller (Authorized Signatory)

Dated: March 21/14



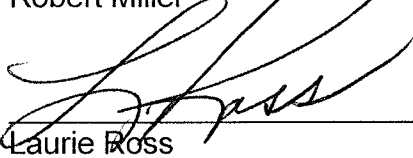
Laurie Ross (Authorized Signatory)

Dated:



Robert Miller

Dated: March 21/14



Laurie Ross

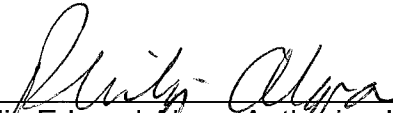
Dated:

**Algra Bros. Developments (Brixton) Ltd.**

Per:

  
\_\_\_\_\_  
Dave James Algra (Authorized Signatory)

Dated: March 2/16

  
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Philip Edward Algra (Authorized Signatory)

Dated: March 2/16

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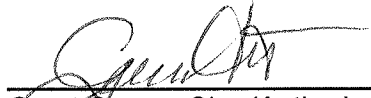
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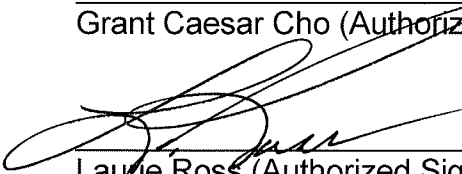
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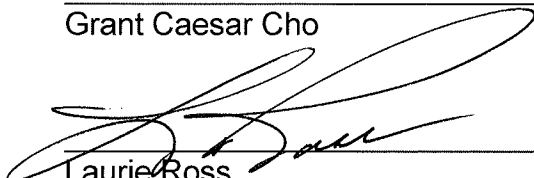
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